



# HUDLines

## HUD's Region III e-News Brief



**Third Quarter 2020 - HUDLines, HUD's Region III e-News Brief** provides you with a snapshot of what's new in the U.S. Department of Housing & Urban Development's Mid-Atlantic region. You'll find periodic updates on HUD activities in Delaware, the District of Columbia, Maryland, Pennsylvania, Virginia and West Virginia. So, read on to find the latest stories, research and announcements on housing and community development initiatives throughout the region.

## A Message from the Regional Administrator



### Opportunities for Residents & Renewal

**When was the last time you were in Erie, Pennsylvania? Seriously.** I am guessing it has been a while—or maybe you have never been. It isn't exactly a standard vacation destination. But, as we all look for potential drivable road trips throughout the Mid-Atlantic, you may want to consider a visit. Because the work the City of Erie, Erie Regional Chamber and Growth Partnership and the Erie Downtown Development Corporation (EDDC) are leading in the city's eight Opportunity Zones is nothing short of amazing. You might say they are bringing the "great" back to this Great Lakes Shore town.

Last week, EDDC's Chief Executive Officer John Persinger gave a tour and update on progress being made in revitalizing the city's downtown core. Joining me, Deputy Regional Administrator Jane Miller and Pittsburgh Field Office Director Michael Horvath were senior leaders from the Department of Agriculture-Rural Development and Small Business Administration. The visit was part of a three-day swing through western Pennsylvania to meet with officials and stakeholders in Mercer, Erie, Warren and Venango Counties.



This is my third trip to Erie and each time I return, I see why the [White House Opportunity and Revitalization Council: Best Practices Report to the President](#) noted the City of Erie "has set a strong example with its Opportunity Zone efforts." In addition to the great work they are doing to create jobs and bring back economic prosperity to their city, they

produced the [White House Reinvestment Roadmap](#), which among other things, identifies available Federal grant opportunities, and builds on the [City of Erie Investment Prospectus](#)—cited in the report as the first municipal-level prospectus designed to market a jurisdiction to Opportunity Zone investors. All three documents are worth a read.

While Opportunity Zones are not a “program” per se, we believe the Zones are an additional resource to drive economic development, which, in turn has a positive impact on the communities and people that we serve. And here in Region III, we are home to more than our share of great examples of both. In the Best Practices Report, you’ll find 33 projects underway in our region alone that are creating jobs, training local workers and adding affordable housing where it is needed most—and that’s in addition to all of HUD’s programs underway to help residents become economically self-sufficient.



One of the initiatives highlighted in the report is Second Chances Farm (SCF) in Wilmington, Delaware. With founder Ajit George, I had the pleasure of hosting a tour and roundtable discussion with HUD Secretary Ben Carson and Attorney General William Barr with members of the SCF leadership team and returning citizens.

As the first commercial, indoor, hydroponic, vertical farm in Delaware and one of the leading Smart Farms in the United States, Second Chances Farm hires people who were formerly incarcerated in federal or state prisons and provides them with mentorship and green-collar jobs. During the visit Secretary Carson said, “Second Chances Farm is a shining example of the kind of innovative thinking that we’re seeing pop up in Opportunity Zones across this entire Nation.” To join us virtually for the tour with the Secretary, [click here](#).

And there was more good news to share that day. Second Chances Farm signed an agreement with developer Michael Bailkin to open a second farm in Philadelphia. Managed and staffed by the SCF Delaware team, Second Chances Farm Philadelphia is slated to open in late 2021. Plans are to use Philadelphia as a headquarters site, while opening satellite farms in “older industrial cities” throughout Pennsylvania in areas like Scranton, Coatesville and Norristown.



“The most important consideration will be on creating opportunities for returning citizens,” noted George following the announcement. “The second target of the partnership is to provide healthy food for areas that are food deserts, which most of these opportunities are, and the third is economic development, which is what Michael brings to the table.”

As Mid-Atlantic Regional Administrator, I am charged with spearheading the Department’s Opportunity Zone outreach activities by hosting roundtables, meetings and events to increase awareness, educate stakeholders and provide technical assistance. It was through one of those meetings I met Ajit, and another that led to his introduction to Michael.

It’s an aspect of this job that I really enjoy. So, if you have work underway that you’d like to showcase in an Opportunity Zone near you, just give me a call. I’d love to come for a visit.

Joseph J. DeFelice  
Mid-Atlantic Regional Administrator



Top Tweets for Third Quarter 2020



**Joe DeFelice**  
@JoeDeFeliceHUD

Great trip to #WesternPA w @HUDgov @SecretaryCarson @SenToomey @sdemarcoii where we joined the Allegheny County Housing Authority to celebrate their success w the Foster Youth to Independence Initiative #FYI & chat w some formerly foster youth that have benefited





**HUD Mid-Atlantic**  
@HUDMidAtlantic

We're hosting our first Mid-Atlantic Economic Empowerment Webinar on 8/19. Last year, more than \$20M in federal contracts led to 825 new jobs in the region, benefitting nearly 1,000 HUD-assisted families.

Partners, will you join us? [ow.ly/WiPP50ATuD8](https://ow.ly/WiPP50ATuD8)

#HUDSection3 #HUDR3



Highlights from Around the Region



**In Delaware**

**First State Offers Housing Assistance for Renters & Homeowners**

To assist Delawareans facing financial hardships as a result of the COVID-19 health crisis, Governor John Carney and Delaware State Housing Authority (DSHA) Director Anas Ben Addi launched a program to provide emergency housing assistance to renters affected by shutdowns, closures, layoffs, reduced work hours, or unpaid leave. The Delaware Housing Assistance Program (DE HAP) initially provided eligible households up to \$1,500 in assistance, with payments made directly to the property owner or utility company. The first round announced in late March assisted 1,224 households totaling about \$2.2 million in rent payments. After the program was relaunched in August 2020 with a new online application portal and up to \$5,000 in emergency housing assistance, 850 applicants with a total rent deficiency of nearly \$3 million qualified for help. DSHA is also providing emergency housing assistance to homeowners affected by the pandemic through the Delaware Emergency Mortgage Assistance Program (DEMAP). Eligible homeowners can apply for up to \$5,000 per household, paid directly to the mortgage servicer. To date, nearly 80 First State homeowners have applied for the program with close to \$400,000 in assistance requested. DSHA is working closely with several HUD-approved housing counseling agencies throughout the state who will help guide



**In Delaware**

**USDA Hosts First Delaware Community Prosperity Summit**

On September 10, the U.S. Department of Agriculture Office of Partnership and Public Engagement hosted the first Delaware Community Prosperity Summit with co-hosts Delaware State University and the USDA Rural Development DE State Office. HUD Regional Administrator Joe DeFelice joined his regional counterparts from the Departments of Agriculture, Health and Human Services, and Treasury to share how federal programs can assist our communities. Through the Delaware summit, more than 100 registrants learned about the functions of various USDA and other federal department agencies and the resourceful services they provide for Delawareans, especially during the COVID-19 pandemic. Agriculture, economic and community development were highlighted topics. The summit illustrated how establishing linkages among federal, state and regional organizations, private and public entities, and land-grant partners like Delaware State University, provides communities with more opportunities to reduce barriers and achieve the five priorities of the Task Force on Agriculture and Rural Prosperity—economic development, harnessing technological innovation, supporting a rural workforce, establishing e-connectivity for rural America,

homeowners through the DEMAP application process. Learn more about COVID-19 housing assistance programs at [destatehousing.com/COVID-19](https://destatehousing.com/COVID-19).



**In the District of Columbia**  
**Getting Work, Virtually**

During this pandemic, many of us have learned new ways of working and getting work done. And, for the District of Columbia Housing Authority’s EnVision Center team, the agency has even perfected the art of “getting work” through a series of Virtual Hiring & Resource Fairs. By partnering with Maximus, a health and human services provider that supports their EnVision Center, Workforce Development Initiative and Family Self-Sufficiency (FSS) programs, DCHA has provided more than 150 participants with new options for training and employment. The six virtual hiring events have attracted employers including District of Columbia Public Schools (DCPS), Giant Foods, Securitas and Didlake; Allied Security and Allied Universal; Fairfax County Schools, First Transit and more. One virtual event provided FSS program participants with tips on being job ready as well as how to improve their credit. “We like the virtual hiring fair,” stated DCPS’ Early Childhood Education School Support Coordinator Aaron Gray. “We were able to provide information to multiple people at the same time instead of the five minutes with one person in a traditional setting. Participating virtually allowed us to tap into a wider pool of new talent in the community, and we’re very appreciative of this opportunity to conduct outreach.” To learn more about upcoming virtual events, please contact Justin Cartagena at [jcartagena@dchousing.org](mailto:jcartagena@dchousing.org) or call the DC EnVision Center at 202.645.5023.



**In Jessup, Maryland**  
**Breaking Ground in Howard County**

and improving the quality of life for all. For more information and to view the summit, [click here](#).



**In the District of Columbia**  
**DCHA Hosts Back 2 Business, a Small Business Administration Day Event**

More than 30 potential entrepreneurs and small business owners attended the second Back 2 Business, a Small Business Administration Day event held in partnership with the District of Columbia Housing Authority. The event, presented virtually on September 25, featured resources and professional services that help business owners start and grow their businesses in D.C. All programs are available at no cost to residents. “DCHA and its EnVision Center are committed to creating platforms to provide opportunities and to help our residents achieve self-sufficiency,” said Brian K. Harris, director of the Office of Resident Services. “The services and resources provided in this session all help individuals hurdle barriers to entrepreneurship.” Panelists from the Departments of Consumer and Regulatory Affairs’ Small Business Resource Center, Small and Local Business Development’s Innovative & Equitable Development division, Latino Economic Development Center, Washington Area Community Investment Fund, Thinkbox’ Sustainable Communities Project, DCHA’s Property Management Operations and the Small Business Administration covered topics ranging from registering for a business license in D.C. to obtaining Small Business Administration loans. Each panelist listed what services they provide from career counseling, to grants, to how to become a D.C. government contractor and obtain marketing assistance. For more information, contact Natasha Brisco at [nbrisco@dchousing.org](mailto:nbrisco@dchousing.org).



**In Salisbury, Maryland**  
**Giving Former Foster Youth A Firm Foundation**



Public, private and nonprofit partners broke ground in Jessup, Md., on the \$1 million Greenfields Community Living Project to bring nine units of affordable housing to Howard County. The new housing will provide a stable, decent home to extremely low-income persons who have been diagnosed with a psychiatric or developmental disability. Regional Administrator Joe DeFelice and Baltimore Field Office Director Carol Payne joined local partners for the special event. “Today’s groundbreaking is a testament to what we can achieve through public-private partnerships,” DeFelice said. “I’m proud more than \$400,000 in HUD funding will help people with disabilities live independently in their community. As the nation continues to battle COVID-19, our focus will remain on protecting the most vulnerable communities and uplifting them in economic recovery.”



#### **In Pittsburgh, Pennsylvania**

##### **One-Year Anniversary of Foster Youth to Independence Initiative Commemorated**

Secretary Ben Carson, Senator Pat Toomey, Regional Administrator Joe DeFelice and Allegheny County Housing Authority Executive Director Frank Aggazio [commemorated](#) the one-year anniversary of HUD’s Foster Youth to Independence (FYI) initiative in Pittsburgh, meeting with voucher recipients and local leaders about the program. “Think about yourself when you were 18, if somebody had just sort of put you out and said, ‘You’re on your own now,’” Carson said. “How would your life have gone? In many cases, it probably would not have gone very well at all.” Since the initiative launched last year, more than \$500,000 in vouchers have been awarded in the Mid-Atlantic region to help young people aging out of foster care access stable housing. “I did not have the resources—I did not have the means to live on my own, especially coming out of foster care because I had no family,” Leibrynn Russell, an FYI voucher recipient, said. “I had no one to really support me or to lean on for finances, for education, for many different things. This program has helped me in getting the basic needs that I hadn’t met just with housing.”

On August 28, Maryland’s first funding award through HUD’s Foster Youth to Independence (FYI) initiative was celebrated with Wicomico County Housing Authority Executive Director Don Bibb and local partners. Wicomico County’s first FYI voucher, totaling \$7,786, is unique in that it not only involves a partnership among many agencies and nonprofits, but between two Eastern Shore counties, Wicomico and Somerset. That says a lot about those involved in assisting youth who are exiting foster care—they understand the importance housing plays in getting a good start in life. What is important about this announcement is not the money, it’s that the funding will provide housing assistance for one individual who is aging out of foster care and is at risk of experiencing homelessness. Amber Bass, Maryland’s first FYI voucher recipient, told those on-hand for the event just how having secure housing will help her in so many ways.



#### **In Philadelphia, Pennsylvania**

##### **Bringing New Affordable Housing to Philly**

Archbishop Nelson Pérez of the Archdiocese of Philadelphia, Catholic Housing and Community Services (CHCS) Director Heather Huot and many other partners and elected officials gathered August 10 for the groundbreaking of St. Rita Place and Cascia Center in South Philly. This new affordable senior housing community will open next fall with all the comforts of home, including on-site social services. HUD will provide \$8.2 million in operating subsidy for the next 30 years to help 46 seniors age in place and live independently. The Department is playing a major role in bringing much-needed affordable housing to the city. The development is the realization of CHCS’s 10-year vision and will be its fifth senior residence in the city.





### **Across West Virginia** **Bridging the Literacy Gap**

For many public housing authorities in West Virginia, the summer of 2020 will be long remembered for the stress associated with COVID-19. Recognizing that children living in public housing would be at great risk of falling behind when schools closed in March, Alivia Sturgill, a rural education program specialist with Save the Children (STC), reached out to the West Virginia Association of Housing Authorities to form a partnership aimed at helping bridge the literacy gap. Coordinating what would become a statewide effort, Sturgill ultimately shared thousands of new children’s books and toys with local housing authorities. Valued at over \$125,000, 10 housing authorities took advantage of these donations, enriching the lives of over 750 public housing children and their families. Sturgill also secured \$50,000 in grant funds from STC to be awarded to housing authorities and nonprofits to encourage family engagement activities. Six housing authorities were awarded \$1,000 STC mini grants, helping hundreds of children and families across West Virginia feel less isolated over the summer.

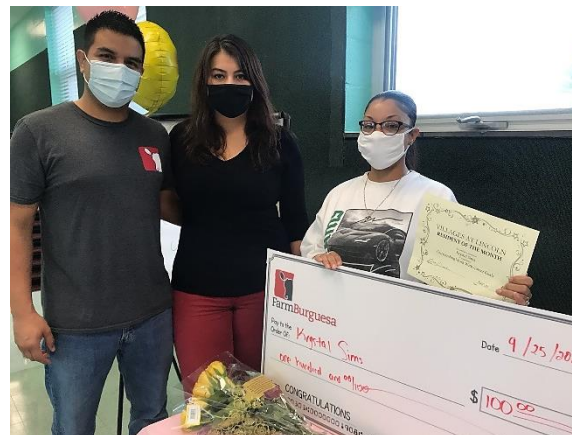


### **In Fairmont, West Virginia** **Partnership Breathes New Life into Resident Council**

A unique partnership with West Virginia University (WVU) is helping the Fairmont-Morgantown Housing Authority (FMHA) revive the resident council within its public housing developments. Grad student Corey Miller, who is enrolled in WVU’s Master of Public Administration Program, came aboard in May as an intern and has quickly made a difference. “Corey has long term goals of working in government or community-based organizations,

### **In Western Pennsylvania** **Federal Team Tours Opportunity Zones**

A strong partnership has formed among federal agencies in the Mid-Atlantic region—one that’s steadily increasing the awareness and potential of Opportunity Zones across the region’s cities and towns. Taking a unified approach to outreach, the team is shedding light on federal programs and resources available to help communities move forward with their projects. The senior leaders are from the Department of Agriculture-Rural Development, Environmental Protection Agency and Small Business Administration. Over the summer, they traveled throughout western Pennsylvania, visiting Aliquippa, Erie, Franklin, McKeesport and New Castle, Oil City, Sharon and Warren. “We are building capacity to capitalize on Opportunity Zone investments and cutting impediments for cross-government collaboration,” said Regional Administrator Joe DeFelice.



### **In Roanoke, Virginia** **Hardworking Nurse Honored as Resident of the Month**

Ms. Krystal Sims didn’t let anything get in the way of achieving her goals. But that doesn’t mean it was always easy. On September 25, the City of Roanoke Redevelopment and Housing Authority (RRHA) honored Ms. Sims as the agency’s September Resident of the Month at The Villages at Lincoln. Krystal tackled her first goal of completing coursework to become a Certified Nursing Assistant (CNA). But she wanted more. Becoming a Licensed Practical Nurse (LPN) is next on her list. In November, Sims will celebrate a dual graduation. Not only will she finish her LPN courses at ECPI University, she’ll graduate from RRHA’s Family Self-Sufficiency Program—all while maintaining employment as a CNA, raising two children and giving birth to a third child. “Financial stability is a marathon, not a sprint. Everything that our residents accomplish, they are doing it themselves. That confidence moves with them, and it is the hope of RRHA that they will be able to pass this wealth—and knowledge—on to their children,” noted RRHA Executive Director David Bustamante. Krystal is the sixth resident of the month for The Village at Lincoln, one of eight public housing properties under RRHA’s management. Sponsors Jimmy Delgado and



and we felt this internship would be a win-win for both Corey and our Housing Authority,” said Director Christal Crouso. “Corey’s experience is also unique in that he found himself working in public programs during a national pandemic.” To date, Corey has completed interviews with other housing authorities to collect best practices and has reviewed HUD’s resident council requirements. In addition to his research, he has drafted a resident council guide and prepared a resident survey. By the end of the semester, FMHA anticipates hosting its first of many resident council meetings.



**Picture Your Picture HERE!**

**Calling All Young Artists!**

HUD’s Office of Lead Hazard Control and Healthy Homes is looking for artists around the country to participate in the **2021 Healthy Homes Calendar** highlighting the “8 Principles to a Healthy Home.” We invite children grades Kindergarten through Grade 6 to complete and submit a drawing or picture following one of the eight principles of a healthy home—essentially—what does a healthy home mean to them. The calendar is designed help young people to learn about potential hazards in their homes, year-round. For more info and how to enter, [click here](#). This year’s deadline has been extended to October 15. So, help us get the word out now

**Local Research:**

**[HUD PD&R Regional Reports](#)**

**[Region 3: Mid-Atlantic](#)**

By Wendy Ip | 2<sup>nd</sup> Quarter 2020

During the second quarter of 2020, the economy of the Mid-Atlantic region contracted for the first time since the Great Recession. Interventions to slow the spread of COVID-19 since mid-March 2020, including enforcing physical distancing and discouraging nonessential travel, caused economic activity in the region to decline dramatically. The gradual reopening of businesses in all states in the region and the District of Columbia during the second quarter of 2020 had a minimal positive impact on nonfarm payrolls in the Mid-Atlantic region, and jobs decreased at a faster pace than for the nation.

**[HUD PD&R Housing Market Profiles](#)**

**[Philadelphia-Camden-Wilmington, Pennsylvania-New Jersey-Delaware-Maryland](#)**

By Joseph Shinn | As of May 1, 2020

Five of the seven largest employers in the Philadelphia metropolitan area are in the

Kat Pascal of FarmBurguesa, a Farm to Table restaurant in Roanoke, celebrated with September Resident of the Month Krystal Sims. The restaurateurs gave her a gift card for her and her family to enjoy eating at their restaurant and a \$100 check.



**In Charleston, West Virginia**

**Agencies Unite to Offer COVID-19 Testing**

In response to the coronavirus pandemic, the Charleston-Kanawha Housing Authority began collaborating with agencies to ensure the health and safety of its communities. Cabin Creek Health Systems has held multiple testing days on-site at housing communities, providing services to persons at their doorstep or at appropriate public spaces. This flexible approach has been very effective, catering to those who are at a higher risk or simply do not have transportation. At an event in July, 42 individuals were tested. The Community Garden at Orchard Manor made an ideal location, as it allowed for appropriate social distancing. When exiting, participants were given a meal and snack bag by Step By Step, Inc., which also offered information on educational programs for children. The United Way’s 211 program and the Charleston Area Medical Center’s Child Advocacy Center also provided on-site support.

**NEWS YOU CAN USE NOW**

**[CARES Act Funding Announcement](#)**

On September 11, HUD Secretary Ben Carson announced the **allocation of the remaining \$1.988 billion in CARES Act funding for the Community Development Block Grant (CDBG) program**. The [allocation](#) focuses funds towards places with households facing higher risk of eviction. To date, HUD has provided nearly \$5 billion in CDBG funding nationwide, including nearly \$500 million in the Mid-Atlantic region, to help communities combat the coronavirus and alleviate economic hardship. For more information on HUD’s response to the novel coronavirus pandemic and the actions the Department has taken, please [visit HUD.gov/coronavirus](#).

The U.S. Department of Labor announced a proposed rule clarifying the definition of employee under the **Fair Labor Standards Act (FLSA) as it relates to independent contractors**. “The Department’s proposal aims to bring clarity and consistency to the determination of who’s an independent

education and health services sector, including the University of Pennsylvania and Penn Medicine, the largest employer in the area, with 41,700 employees. Pennsylvania Hospital and Perelman School of Medicine at the University of Pennsylvania, the oldest hospital and medical school in the United States, respectively, are part of Penn Medicine.

#### **[HUD PD&R Housing Market Profiles York-Hanover, Pennsylvania](#)**

By Mildred Jara Ramirez | As of March 1, 2020  
Known as the factory tour capital of the world, the York-Hanover metropolitan area has more than 20 factories. Among these factories are Harley-Davidson, Inc., Utz Quality Foods Inc., Martin's Snacks, and Snyder's of Hanover, all of which offer daily tours. Once a year, the Made in America Event takes place in the metropolitan area, featuring tours and product demonstrations by local businesses.

#### **[HUD PD&R Comprehensive Housing Market Analysis, Pittsburgh, Pennsylvania](#)**

By Matthew Tieff | As of January 1, 2020  
The analysis presented in this report was completed prior to the COVID-19 outbreak in the United States and therefore the forecast estimates do not take into account the economic and housing market impacts of the actions taken to limit contagion of the virus. At this time, the duration and depth of the economic disruption are unclear, as are the extent and effectiveness of countermeasures. HUD will continue to monitor market conditions in the Housing Market Area and provide an updated report/addendum in the future.

#### **HUDLines, HUD's Region III e-News Brief**

We welcome your feedback and invite you to share your news with Lisa A. Wolfe at [lisa.a.wolfe@hud.gov](mailto:lisa.a.wolfe@hud.gov). If you know anyone who would like to receive HUDLines, please feel free to share. We safeguard and do not rent, sell or permit the use of our lists. To subscribe, visit [HUDLines](#). You may also [unsubscribe](#) if you no longer wish to receive our emails.

contractor under the Fair Labor Standards Act," said Secretary of Labor Eugene Scalia. "Once finalized, it will make it easier to identify employees covered by the Act, while respecting the decision other workers make to pursue the freedom and entrepreneurialism associated with being an independent contractor." For details, see [DOL's news release](#).

#### **Funding Opportunities**

**[Lead-Based Paint Capital Fund Program due November 2](#)**

**[HUD FY2020 Healthy Homes and Weatherization Cooperation Demonstration due November 9](#)**

**[Resident Opportunity and Self-Sufficiency Program due November 19](#)**

**[Jobs Plus Initiative due December 1](#)**

**[Indian Housing Block Grant \(IHBG\) - Competitive Grant Program due December 10](#)**

**[FY2020 Choice Neighborhoods Implementation Grant Program due December 16](#)**

**[Authority to Accept Unsolicited Proposals for Research Partnerships Notice due December 31](#)**

**[Historically Black Colleges and Universities Cooperative Research in Housing Technologies due January 5](#)**

#### **Quick Links**

**[The Federal Register: Housing and Urban Development Significant & Recently Published Documents](#)**

**[GRANTS.GOV<sup>SM</sup> Opportunities with the Department of Housing and Urban Development](#)**